Energy performance certificate (EPC)			
61 PORTLAND STREET EXETER EX1 2EG	Energy rating	Valid until: 9 March 2031 Certificate number: 8839-3427-5000-0140-4296	
Property type	Mid-terrace house		
Total floor area	123 square metres		

Rules on letting this property

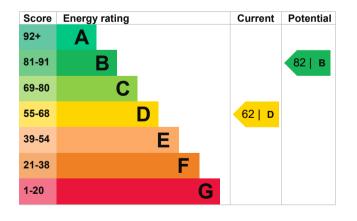
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Flat, limited insulation (assumed)	Poor
Roof	Roof room(s), ceiling insulated	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 237 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

Environmental impact of this property		This property produces	5.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be C.		This property's potential production	2.1 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. Properties with an A rating produce less CO2		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.0 tonnes per year. This will help to protect the environment.	
than G rated properties.		Environmental impact rating assumptions about average	0
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (62) to B (82).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£190
2. Cavity wall insulation	£500 - £1,500	£58
3. Internal or external wall insulation	£4,000 - £14,000	£41
4. Floor insulation (suspended floor)	£800 - £1,200	£28
5. Solar water heating	£4,000 - £6,000	£35
6. Solar photovoltaic panels	£3,500 - £5,500	£363

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use an potential savings	d	Heating use in
Estimated yearly energy cost for this property	£1073	Heating a prope majority of energ
Potential saving	£351	Estimated er property
		Type of heating
The estimated cost shows how mu		Space heating
average household would spend in this property for heating, lighting and hot water. It is not based		Water heating
on how energy is used by the peop property.	ole living at the	Potential ene
The potential saving shows how much money you could save if you <u>complete each</u>		Type of insulation
recommended step in order.		Loft insulation
For advice on how to reduce your visit Simple Energy Advice	energy bills	Cavity wall insula
		فماريه منا المنتب امالم

(https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	16301 kWh per year
Water heating	2294 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Type of insulation	Amount of energy saved
	56 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	
Telephone	
Email	

Terence Webster 07779994335 tnwebsterdea@aol.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/018335 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 10 March 2021 10 March 2021 RdSAP